TIM R. TAYLOR ATTORNEY AT LAW P. O. BOX 1212 313 N. JEFFERSON MT. PLEASANT, TEXAS 75456 903/572-6604

December 12, 2014

Honorable Brian Lee County Judge, Titus County Titus County Courthouse Mt. Pleasant, Texas

RE: Lots 13, 16-20, Swanano Subdivision, Hannah

Carter Survey, A-120, Titus County, Texas

Dear Judge Lee:

I have received a bid for the purchase of the above referenced lots of land which had been previously struck off at a delinquent tax auction to the County of Titus as Trustee for the taxing entities of Titus County on April 2, 2012. The bid is for less than the amount of the Judgment which led to the Sheriff's sale to the County and also less than the listed appraised value. Section 34.05 of the Texas Property Tax Code requires consent by all taxing entities when such a sale is for less than the amount of the judgment. Therefore, before the sales can become final, if the sale is approved by your Court, the consent of the other taxing entities of the county is necessary.

Kenneth Wilson has offered \$5,000.00 for this property. The Judgment amount was \$30,663.08. The taxable value for this property is listed as \$24,471.00.

This property is located off Highway 11 in SE Titus County, and was platted and sold as a subdivision. It appears to be unkempt and wooded. The total acreage involved is 9.5 acres in two tracts. There is a structure on one of the lots that has been maintained as a Church, but it was constructed on the wrong lot and has been there for many years. It appears to be vacant now. I enclose plats and documentation for the court's consideration.

I would request the court to take some action on this offer by either acceptance or rejection at this time. If the county wishes to accept the offer, please so advise and I will prepare the necessary Resolutions.

Should you have questions about these specific transactions or sales by the taxing entities in general, I am available to meet with you to discuss them at your convenience.

Thank you for your help and cooperation in this matter.

-Şincerely yours

Jedwed

Tim Vaylor

TRT:plw

Tim Taylor , Attorney Via Fax: 903-572-6309

Dear Mr. Taylor and All Appropriate Taxing Entities:

Please consider this letter a bid in the amount of \$5,000, cash in hand, for Titus County Property Id 16545 further described as Swanano Blk 1 Lot 13 & 16-20.

Respectfully Submitted,

Kenneth Wilson 307 Pleasant Street

Mount Pleasant, TX 75455

903-573-1828

Titus CAD

Property Search Results > 16545 TITUS COUNTY %TIM R TAYLOR for Year 2014

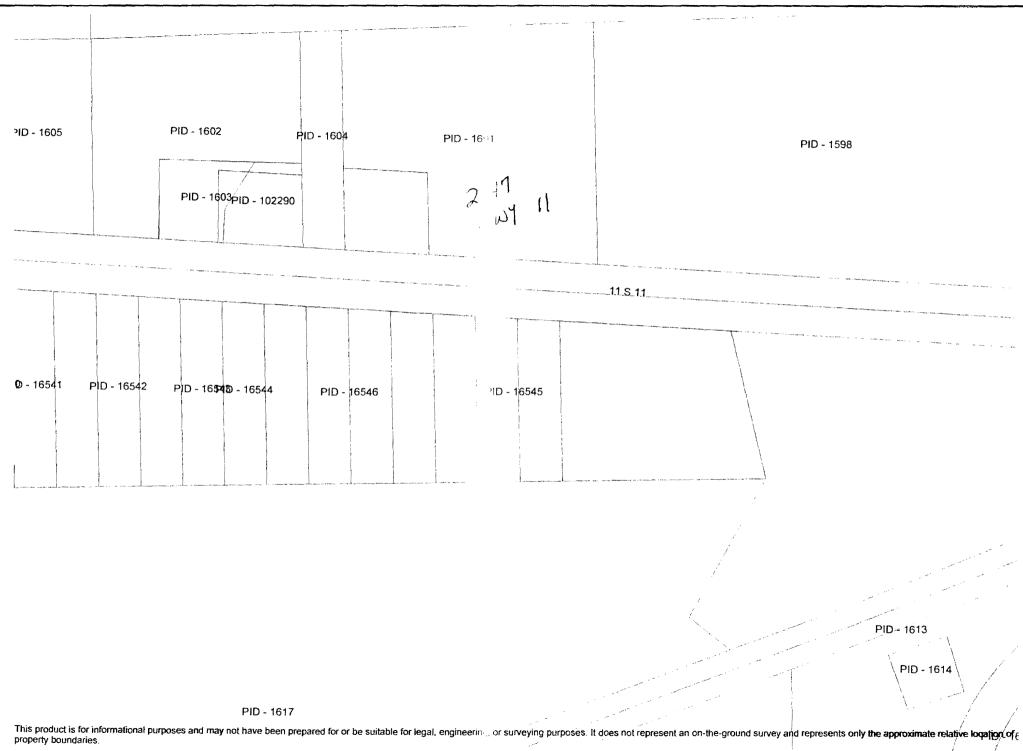
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Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
225	Titus County	0.418200	\$24,471	\$0	\$0.00
230	Titus County Hospital District dba Titus Regional Medical Center	0.159000	\$24,471	\$0	\$0.00
231	NTX Community College	0.099500	\$24,471	\$0	\$0.00
908	Daingerfield ISD	1.154599	\$24,471	\$0	\$0.00
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Improvement / Building

No improvements exist for this property.

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Titus County Appraisal District	PROPERTY AP	PICAISAL INFORMATION 2013	Entities	Values	
	OWNER ID TITUS COUNT	∕ ⊸ TITUS CAD	225 100%	IMPROVEMENTS	O
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	100.00%		CAD 100%	PRODUCTIVITY LOSS -	0
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Page 1 of 1	Effective Date of Appraisal: Janu	aı 1 Date Printed: 08/17/2012 09	):21:14AM by mt	True Auto	omation, Inc.



PII

SWAUANO SUBDIVISION

(OUT OF THE HANNAH CARTIN SURVEY AB-120)

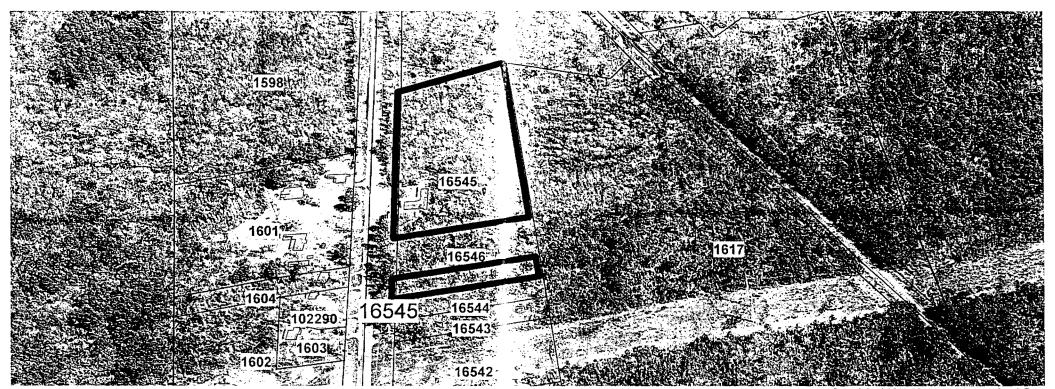
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THIS COUNTY APPRAISAL DISTRICT USE ONLY

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